
MERCHANTVILLE REDEVELOPMENT COMMITTEE

AGENDA

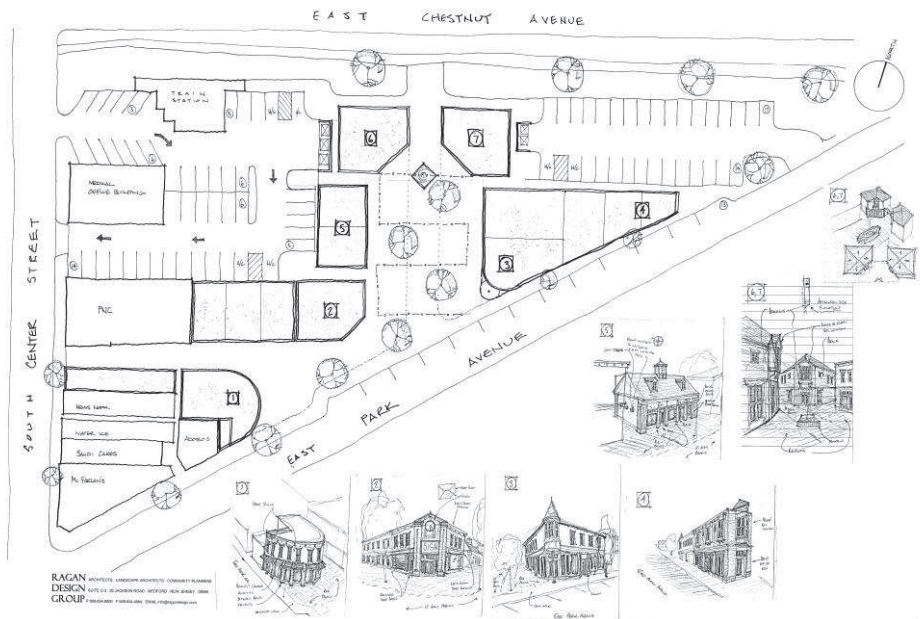
Committee Meeting #8
January 25, 2016 6PM
Merchantville Borough Hall

Attendees:

Mayor Ted Brennan
Michael McLoone
Ryan Middleton
Denise Brouse
Janet Stevens
Mara Wuebker

1. FEEDBACK ON ARCHITECTURAL SKETCH

Mara showed the committee suggested revisions to the pedestrian-corridor concept prepared by Dan Nichols, an architect at RDG. He angled the front of the buildings near the multi-use path and brought them in closer to make the storefronts more visible from East Park Avenue - - this would create a visual terminus at the end of the corridor, while still providing a linkage to the multi-use path. He also proposed to scale back the building next to Adobo's so that there would be more street visibility for the storefronts that are proposed behind PNC Bank. He also provided proposed building sketches to fit in with Merchantville's historic character.



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The Committee liked the revised concept and the proposed architecture of the buildings, and made the following recommendations:

- (1) Convert one or more of the buildings to three stories; ex. 2-story loft above retail and step back upper floor to provide upscale outdoor living space (a deck or patio that overlooks the civic area);
- (2) Merge the two buildings near the multi-use path, but keep an open archway pass-through on the first floor allowing access to the multiuse path (similar to one of the pictures of a building in Riverton that the committee previously considered).
- (3) Concerns were expressed about where the garbage for Adobo's would be stored since the proposed curved building wraps around it and there was discussion about Cigar Alley pass-through.
- (4) While the rounded architectural features of the building next to Adobos is very attractive, there are concerns the interior space would not be practical and that it would be more expensive to build than typical buildings.
- (5) Would like to install bollards along Park Avenue to prevent any vehicles from accidentally driving into a building.

Mara will bring back changes to Dan. RDG is meeting with a renderer on Wednesday who will take the concept plan, and proposed architecture vignettes, to create an architectural elevation from Park Avenue.

2. FEEDBACK ON PROPOSED ZONING ORDINANCE CHANGES

The Committee reviewed the proposed changes to the permitted, conditional, and prohibited uses and parking standards. The committee discussed several modifications to the proposed language, including, but not limited to: adding min sq feet for apartments, adding a min front yard setback for any townhouses or twins (conditional uses) along Chestnut, changing some current prohibited uses (bowling, billiards) into conditional uses if associated with a restaurant, delete the prohibition of drive through facilities, make changes to conditions for micro-brewery, and add a prohibition of sexually-oriented businesses (Mara will talk to solicitor regarding the last item).

3. UPDATES

Council is considering a lease agreement with Verizon at the council meeting, but additional changes are still needed to the agreement. The Mayor will be proposing changes to the lease agreement.

4. NEXT MEETING DATE

The proposed meeting date is February 8, 2015. Denise will let us know whether the conference room will be available on that date.